

**VILLAGE OF LAKE BLUFF  
ARCHITECTURAL BOARD OF REVIEW  
SPECIAL MEETING  
AUGUST 14, 2019**

**APPROVED MINUTES**

**1. Call to Order and Roll Call**

The meeting of the Architectural Board of Review (ABR) of the Village of Lake Bluff was called to order on August 14, 2019 at 7:00 p.m. in the Village Hall Board Room (40 E. Center Avenue) and the following were present.

Present:       Tim Callahan  
                  Neil Dahlmann  
                  Matthew Kerouac  
                  Bob Hunter, Chair

Absent:         Edward Deegan  
                  Julie Wehmeyer

Also Present:  Mike Croak, Building Codes Supervisor (BCS)

Chair Hunter announced that Member Carol Russ resigned from the ABR because she moved out of town. He said Member Russ served on the ABR for approximately 15 years and her strong opinionated voice will be missed.

**2. Consideration of the July 2, 2019 ABR Regular Meeting Minutes**

Member Kerouac made a motion, to approve the minutes of the July 2, 2019 ABR meeting as submitted. Member Dahlmann seconded the motion. The motion passed on a unanimous voice vote.

**3. Non-Agenda Items and Visitors (Public Comment Time)**

Chairman Hunter asked if anyone would like to address the ABR on any matter not on the agenda. There were no requests to address the ABR.

**4. A Public Hearing to Review a Site Plan to Replace Benches and Lights at the Central Lake County Joint Action Water Agency at 200 Rockland Road**

Chair Hunter said this agenda item has be postponed until the September 3<sup>rd</sup> ABR Regular meeting.

**5. Consideration of a Sign Permit Application for Anytime Fitness at 219 South Waukegan Road**

Chair Hunter introduced the agenda item and invited the Applicant to the podium.

Pat Tometz of Anytime Fitness said he is seeking approval for exterior wall mounted signage.

Chair Hunter asked for comments from the commissioners.

Member Callahan said he thinks the proposed sign looks fine and inquired of the exemption. BCS Croak said currently all carriage way shopping center exterior wall signage requires an exemption because the Code only allows one per lot; however, the ABR has previously allowed one sign per tenant and two signs for tenants that border Route 176.

Member Dahlmann commented on the drawing and suggested the letters be centered between the top of the rowlock brick and bottom of the white fascia. Member Dahlmann said he is comfortable with the proposed colors and he thinks the figure on the left will be seen when the sign is illuminated.

In response to a comment from Member Dahlmann, Mr. Tometz said if permitted, they would prefer to use the standard purple logo coloring on the left hand side of the sign. Also, he is unsure of the exact letter placement but agrees that it would be best to center them as suggested.

Chair Hunter suggested the letters, not the logo, be vertically centered above the arch.

Following a brief discussion, Member Dahlmann made a motion to recommend the Village Board approve the sign exemption with the following conditions (i) the letters centered left to right above the arch and vertically between top of the rowlock brick and bottom of the white fascia. Member Callahan seconded the motion. The motion passed on the following roll call vote:

Ayes: Kerouac, Callahan, Dahlmann and Chair Hunter  
Nays: None  
Absent: Deegan and Wehmeyer

**6. A Public Hearing to Review a Site Plan to Modify a Baseball Field, Path, and Associated Structures in Artesian Park (10 East Sheridan Place)**

Chair Hunter introduced the agenda item, administered the oath to those participating, and invited the applicant to the podium.

Ron Salski, Executive Director of the Lake Bluff Park District introduced Gary Buczkowski and President of the Lake Bluff Youth Baseball Association Doug Cassidy then said the two entities are seeking joint approval for the proposed project. Mr. Salski said there were letters received from residents David Graf and Dr. Schweitzer expressing concern regarding parking and excessive fly balls landing on his property. He has spoken with both residents which expressed their support for the project. Also, Mr. Salski has spoken to Lake Bluff School District #65 Superintendent Jean Sophie regarding an agreement to allow the Park District to use the school parking lot during the baseball season.

Mr. Cassidy explained how the re-orientation of the field will improve safety because kids will not hit fly balls into the street and chase them. Moving home plate toward the northwest side will also bring it closer to the warming houses, bathrooms, and concessions, so people feel it will enhance the baseball/park experience.

Mr. Cassidy said there has been a lot of work done on the construction design, which should lessen the amount of fly balls over the proposed perimeter of 260 ft. to the corner, 225 ft. on the right side and approximately 300 ft. to the center/arborvitaes on the border.

Chair Hunter opened the floor to public comments.

David Graf said he lives immediately adjacent to Artesian Park and supports the project. He is hopeful that something can be done regarding parking as he is concerned this may increase usage of the parking lot on Prospect Avenue which can barely accommodate the tennis court/playground areas.

Matt Wnek showed an aerial view of the area and commented on how the stormwater currently impacts the surrounding properties. He said he has built makeshift berms on his property to divert the stormwater and he would like to understand what is being proposed to mitigate stormwater drainage.

In response to a question from Chair Hunter, Mr. Wnek said his property has been experiencing flooding since he bought it in 2017 and provided information regarding the existing stormwater mitigation on his property. He said he has obtained a topographical survey for his lot and wants to know if the proposed improvements to the baseball field will create any additional stormwater or if there is a permanent solution.

BCS Croak said the Village Engineer does not feel the proposed changes will create any additional stormwater or solve the existing problem. A discussion followed.

Mr. Wnek presented the ABR with photographs of accumulated stormwater on his property. He asked the ABR to encourage the Park District to address the drainage and possible stormwater alternatives which could be implemented to help mitigate the amount of stormwater flowing from the eastbound side of the park onto surrounding properties.

In response to a question from Chair Hunter, Mr. Wnek said the stormwater could remain for days because there are no drains in that area; therefore, he uses a pump to force the water to the cusp of Evanston and Ravine Avenue. An extensive discussion regarding stormwater followed.

Chair Hunter said he does not think the drainage is a baseball field issue but maybe a Village issue; however, it is not under the ABR purview, although the committee can make recommendations.

Mr. Buczkowski reviewed the proposed baseball field relocation concept and grading plan and he noted the intent is to create a swale near the new infield area which in his opinion will prevent stormwater from flowing onto the surrounding properties. A discussion regarding stormwater followed.

In response to a comment from Mr. Salski, Mr. Cassidy said the Association is a non-profit organization and does not have the funds for any additional improvements, such as new storm sewer.

In response to a parking comment from Chair Hunter, Mr. Salski said temporary outdoor sandwich board signage is used which makes it difficult to specify the type of parking, but all Park District communications address parking.

Mr. Cassidy said the Association recognizes the parking issues and would be happy to communicate any parking procedures. He thinks signage is important, but should not be obtrusive to the community. A discussion followed.

In response to a scoreboard question from Member Dahlmann, Mr. Cassidy said due to budget constraints the current scoreboard will remain unchanged. The proposed plan is to move the field in the fall, reallocate the current backstop and green covers for the dugouts. There are no plans to change the existing lighting.

Mr. Wnek said he would not recommend moving forward with the proposal because there are no plans to address any possible drainage issues coming from the public park into private residences. A discussion followed.

Member Kerouac said he does not think the reorientation will exacerbate the stormwater problem and he feels good about the creation of berms to maintain water flow from public to private areas.

Chair Hunter said he does not think the drainage issues are necessarily related to the reorientation of the field.

Member Callahan said he thinks the current field configuration makes it unusable and he supports the plan as presented. The reorientation could make the drainage better because there will be a drain located in the middle of the field to route stormwater toward the open creek.

Member Dahlmann made a motion to recommend the Village Board approve the site plan for the Artesian Park Base Ball Field with the condition of (i) creating a berm in conjunction with the new evergreens along the east side of the new path and extending as far south as possible to minimize the water flow from the park into the private yards. Member Callahan seconded the motion.

A discussion regarding parking followed. An audience member said the south side of Ravine Avenue has a “no parking sign,” so cars can only park on the north side of the dead-end street. Mr. Graf said he does not think it is necessary to include a condition regarding parking in the motion.

The motion passed on the following roll call vote:

Ayes: Kerouac, Callahan, Dahlmann and Chair Hunter  
Nays: None  
Absent: Deegan and Wehmeyer

**7. Discussion of a Replacement Bridge and Signage for the Robert McClory Bike Path**

BCS Croak said the Village is planning to replace the narrow bridge on the Robert McClory Bike Path south of the train station with a new, wider bridge, with financial assistance from an Illinois Department of Natural Resources grant and a cost sharing agreement with Lake County. The Village Code does not require Site Plan Approval for this; however, as it affects the appearance of a prominent feature in town, Village staff seeks the ABR’s input, particularly regarding the signage. Many aspects of the bridge design are dictated by IDOT requirements for a bridge which is at a lower height above the roadway than is typically allowed.

A discussion regarding the proposed signage ensued and it was the consensus of the ABR to include the symbol and/or bike path name but not Lake Bluff.

A discussion regarding the proposed pedestrian guardrail/fence with composite handrail ensued.

BCS Croak said the bridge design includes pre-cast concrete deck beams with an asphalt top coat and a 2’-7” concrete parapet wall along each side topped by a metal guardrail/fence with a composite handrail. The signage is proposed to be pin-mounted metal letters. A bicycle railing (fence) is proposed north and south of the bridge where the path borders a steep slope. BCS Croak said on sheet #4 shows the composite timber is located at each end of the bridge or at one end of the bridge. The composite timber is a guardrail at the end of the bridge where you have that steep slope down after the north and south ends of the bridge and the bridge is composed of metal.

Member Dahlmann asked if the proposed fence height is to prevent individuals from tossing anything from the bridge.

In response to a color question from Member Kerouac, BCS Croak said the metal will be galvanized.

Chair Hunter commented that the galvanized backing on the small 42 inch handrail is a 4x4 grid whereas the backing on 10 ft. area is chain link fence and asked if the middle horizontal row of steel could be eliminated. A discussion followed.

In response to a handrail comment from Member Kerouac, BCS Croak said Staff will inquire why a flat bridge would need a handrail.

Following its discussion the ABR recommended (i) eliminating Lake Bluff from the signage and keep the Robert McClory Trail symbol/logo and (ii) eliminate the handrail and steep horizontal area.

**8. Staff Report**

There was a brief discussion regarding the availability of architects or landscape architects in Lake Bluff to serve on the ABR.

**9. Adjournment**

There being no further business to consider, a motion was duly made and passed to adjourn the meeting at 8:35 PM.

Respectfully submitted,

Mike Croak, CBO, CBCO  
Building Codes Supervisor